



Three-Bedroom Town House

Welcome to the market this well presented three-bedroom town house situated in Cranbrook, close to local amenities and transport including bus stops and train station. Separate lounge and kitchen downstairs, all double bedrooms, WC, family bathroom and en-suite.

8 Long Culvering | Exeter | EX5 7ES





PROPERTY TYPE

Mid-Terrace Town House



SIZE

889 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- Terraced Town House
- Three Double Bedrooms
- Separate Lounge & Kitchen
- WC, Family Bathroom & En-suite
- Parking
- Garden & Shed
- Easy access to M5 and A30
- Great Transport Links
- Good Condition





the details...

A well presented and modern three-bedroom townhouse situated within the highly sought-after town of Cranbrook, offering spacious accommodation. Benefiting from an enclosed rear garden, off-road parking and excellent transport connections, this attractive home is ideally suited to first-time buyers, growing families, professional couples and investors alike.

Upon entering the property an entrance hallway provides access to the ground floor accommodation. The spacious sitting room offers an excellent living and entertaining space, featuring a useful under-stairs storage cupboard and ample room for both lounge and dining furniture. To the rear of the property, the contemporary kitchen/breakfast room is fitted with a range of modern units and work surfaces, complemented by integrated cooking appliances and space for additional white goods. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.



what the owner loves most...

“the convenience of being close to the local amenities and the country park for the kids!”



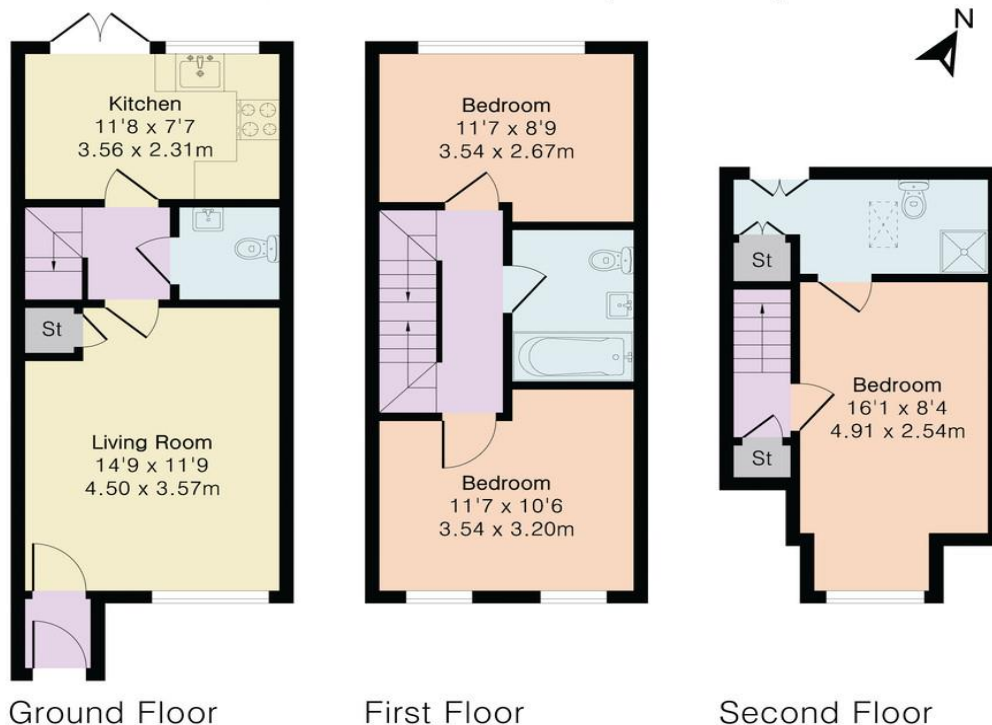
the floorplan...

Approximate Gross Internal Area 889 sq ft - 83 sq m

Ground Floor Area 339 sq ft – 32 sq m

First Floor Area 327 sq ft – 30 sq m

Second Floor Area 223 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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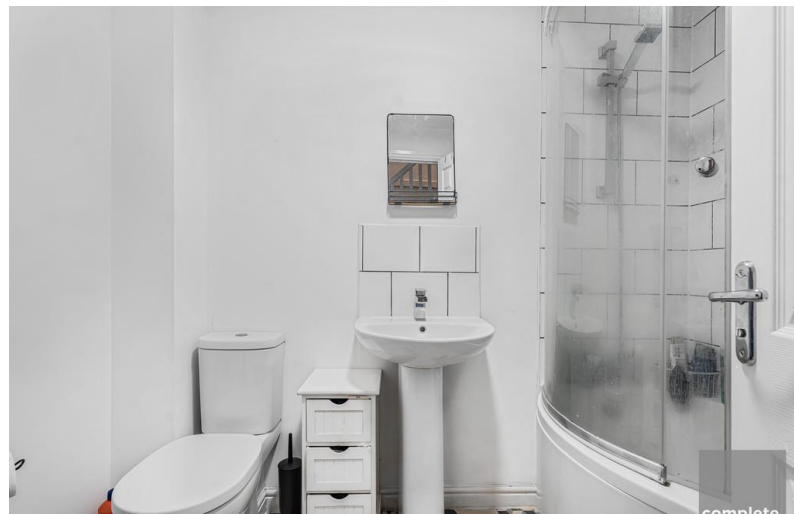
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bear in mind...

If you're looking for bedroom space, this property is ideal as all three bedrooms are doubles!



the location...

The first floor comprises two generously proportioned double bedrooms together with a modern family bathroom fitted with a bath and shower over, wash hand basin and WC. Occupying the entire second floor is the impressive bedroom suite. The room benefits from built-in storage and is complemented by a well-appointed en-suite shower room.

Externally, the enclosed rear garden has been designed for ease of maintenance and offers an excellent space for outdoor dining, entertaining and family enjoyment, the garden houses and handy shed for storage. The property also benefits from allocated off-road parking.

The property enjoys a convenient position within easy reach of Cranbrook's local amenities, highly regarded schools, shops, parks and community facilities, whilst Cranbrook Railway Station provides regular services to Exeter and beyond. The M5 motorway, A30 and Exeter International Airport are all readily accessible, making this an ideal location for commuters.

Tenure: Freehold
Council Tax Band C





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